

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 12, 1971

Appeal No. 10758      Melvin Sandlen, et ux, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of May 18, 1971.

EFFECTIVE DATE OF ORDER - June 28, 1971

ORDERED:

That the appeal for permission to extend nonconforming apartment use into basement of premises 2802 Cathedral Ave., NW., Lot 70, Square 2111, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The property is improved with a three story brick without basement structure which is currently used as a three unit apartment house.
3. The appellant proposes to extend the apartment use to the basement.
4. The proposed basement apartment will be an efficiency apartment. The basement has its own entrance and is currently being occupied in violation of the existing certificate of occupancy.
5. There was considerable opposition registered at the public hearing to the granting of this appeal. The Cleveland Park Citizen Association, Woodley Park Community Association were also objected to the granting of this appeal.

Appeal No. 10758  
June 28, 1971  
PAGE 2

OPINION:

We are of the opinion that the extension of the nonconforming use will have an adverse affect upon the present character and future development of the neighborhood and will not substantially impair the purpose, intent, or integrity of the Z/R and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_  
GEORGE A. GROGAN  
Secretary of the Board